

084.0

0003

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
589,400 / 589,400
589,400 / 589,400
589,400 / 589,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WASHINGTON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BURGE ROBERT S/ TRUSTEE	
Owner 2: LEXINGTON DEVELOPMENT REALTY	
Owner 3: TRUST	
Street 1: PO BOX 134	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Own Occ: N

PREVIOUS OWNER	
Owner 1: MC VAY LANCE -	
Owner 2: -	
Street 1: 11 WASHINGTON AVENUE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	8	Ledge
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	7200	Sq. Ft.	Site	0	70.	0.88	6													

IN PROCESS APPRAISAL SUMMARY

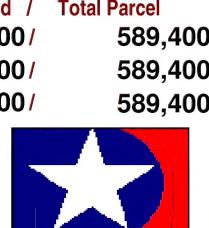
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7200.000	144,200		445,200	589,400		52891
							GIS Ref
							GIS Ref
							Insp Date
							10/20/18

PREVIOUS ASSESSMENT								Parcel ID	084.0-0003-0012.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	144,200	0	7,200.	445,200	589,400		Year end	12/23/2021
2021	101	FV	139,000	0	7,200.	445,200	584,200		Year End Roll	12/10/2020
2020	101	FV	139,000	0	7,200.	445,200	584,200	584,200	Year End Roll	12/18/2019
2019	101	FV	146,900	0	7,200.	438,800	585,700	585,700	Year End Roll	1/3/2019
2018	101	FV	146,900	0	7,200.	337,100	484,000	484,000	Year End Roll	12/20/2017
2017	101	FV	146,900	0	7,200.	318,000	464,900	464,900	Year End Roll	1/3/2017
2016	101	FV	146,900	0	7,200.	292,600	439,500	439,500	Year End	1/4/2016
2015	101	FV	146,100	0	7,200.	273,500	419,600	419,600	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MC VAY LANCE,	74243-515	1	3/5/2020	Estate/Div	450,000	No	No	
	14008-515		7/1/1980		63,000	No	No	Y

BUILDING PERMITS											ACTIVITY INFORMATION						
Date											Date	Result	By	Name			
3/4/2021											10/20/2018	MEAS&NOTICE	HS	Hanne S			
											4/7/2009	Measured	372	PATRIOT			
											5/6/2000	Inspected	276	PATRIOT			
											1/20/2000	Mailer Sent					
											1/20/2000	Measured	264	PATRIOT			
											8/21/1993		AS				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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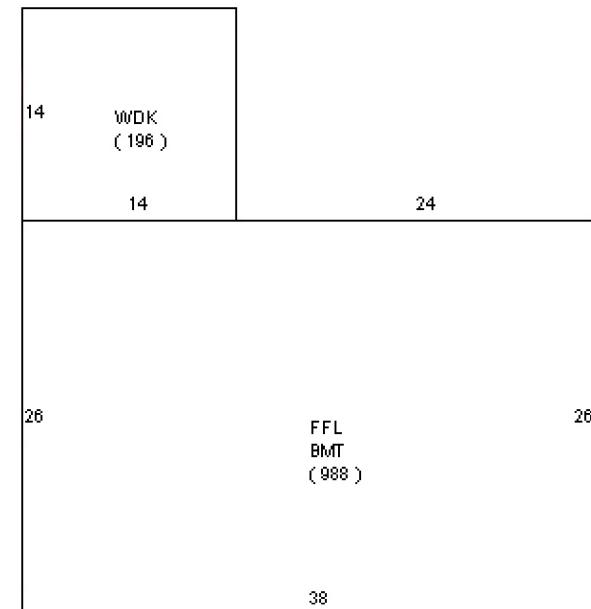
EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
	Total:	40.3	%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	134.987
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241552
Depreciation:	97346
Depreciated Total:	144207

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	134.99	
Special Features:	0	Val/Su Net:	66.39	
Final Total:	144200	Val/Su SzAd	145.95	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 084.0-0003-0012.A

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**